

EXHIBIT 1

October 20, 2020

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(RESIDENTIAL PARCEL)

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°31'40" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1321.00 FEET; THENCE NORTH 00°09'52" EAST, DEPARTING SAID SOUTHERLY LINE, 3089.77 FEET TO IT'S INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD, ALSO KNOWN AS STATE ROAD NUMBER 228, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 56°30'30" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 283.58 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 00°09'52" WEST, A DISTANCE OF 604.26 FEET; THENCE SOUTH 89°31'40" WEST, A DISTANCE OF 116.00 FEET; THENCE SOUTH 00°09'52" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°31'40" EAST; A DISTANCE OF 380.00 FEET; THENCE NORTH 00°09'52" EAST, A DISTANCE OF 72.82 FEET; THENCE SOUTH 89°43'45" EAST, A DISTANCE OF 827.71 FEET; THENCE SOUTH 00°16'15" WEST, A DISTANCE OF 2587.96 FEET TO THE SAID SOUTHERLY LINE OF SAID SECTION 20 AND TO THE POINT OF BEGINNING.

CONTAINING 81.34 ACRES MORE OR LESS.

TOGETHER WITH A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(COMMERCIAL PARCEL)

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE NORTH 00°16'15" WEST, A DISTANCE OF 2587.96 FEET; THENCE NORTH 89°43'45" WEST, A DISTANCE OF 280.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'15" EAST, A DISTANCE OF 250.47 FEET; THENCE SOUTH 89°43'45" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 00°16'15" EAST, A DISTANCE OF 1097.64 FEET TO THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 56°29'00" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1274.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 00°09'52" WEST, A DISTANCE OF 604.26 FEET; THENCE NORTH 89°31'40" EAST, A DISTANCE OF 264.00 FEET; THENCE SOUTH 00°09'52" WEST, A DISTANCE OF 37.18 FEET; THENCE SOUTH 89°43'45" EAST, A DISTANCE OF 547.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.51 ACRES MORE OR LESS.

TOTAL ACREAGE = 103.85 ACRES MORE OR LESS